

**County of San Diego
Valle De Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-3958**

REGULAR MEETING MINUTES: August 4, 2009

LOCATION: Otay Water District Headquarters
Training Room, Lower Terrace
2554 Sweetwater Springs Blvd.
Spring Valley, California 91978-2004

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San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER: 7:04 PM Jack L. Phillips, presiding Chair

Members present: Chapman, Feathers, Fitchett, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Reith, Wollitz

Absent: Brennan, Brownlee, Henderson, Millar, Ripperger

2. FINALIZE AGENDA: As shown

3. OPEN FORUM: None

4. APPROVAL OF MINUTES: Minutes of July 7, 2009 **VOTE: 8-0-1** to approve.
Abstained: Chapman (Manning late)

5. LAND USE

a. P88-039W3M8: Skyline Wesleyan Church request for a Minor Deviation from the Major Use Permit Plot Plan to modify the architecture of the worship center and add a gymnasium and office space to the structure. The church campus is located at 11330 Campo Road (entry at Jamacha Blvd. intersection). The intended footprint of the worship center is outlined in chalk northwest of the existing buildings.

Project was introduced by PHILLIPS. Hedy Levine, representing REC, presented the project. She noted that this was already a proposed project but they are making some changes including the phasing and square footage, re-arrangement of the interior layout, architectural modifications, elimination of a modular building and the addition of a gymnasium although the original footprint remains the same for Phase I and II. REC met with the VDO committee and discussed the design concerns such as the changes to the Worship Center plan. The temporary exterior arcade from the Worship Center in Phase I will be replaced by a permanent arcade. There will be a tower added to the west elevation. The palm trees in Phase I will be removed due to their invasive nature. Both elevations will screen the rooftop equipment.

MITROVICH inquired if the parking will remain the same and the answer was yes. HYATT asked what will be used instead of the palm trees and the response was that

plants chosen from the originally proposed plant palette will be used. FITCHETT delivered the subcommittee report concerning this request for a minor deviation from the MUP, specifically the inclusion of a gymnasium. Another deviation is the architectural style which was originally mission style. This style has been lessened although the red roofs and arcade remain. The subcommittee approved the changes. FITCHETT **moves** to recommend the approval of the minor deviations as shown on the plans dated July 24, 2009. (MITROVICH seconds). Discussion included HYATT asking about the timing of the Phases. Dan Grant, an executive Pastor with the Church, responded that Phase I is planned for next Spring with the subsequent phasing unknown based on finances, etc. Grant was then asked how many seats would there be in the worship area and he responded that there would be around 1850 to 2000. An audience member, Tony Talia, asked about the siting of the new facilities on the Church property. Grant answered that the property is around 120 acres of which 25 – 30 acres is developable with the rest set aside as open space. Talia asked if there would be additional buildings or any houses or apartments built on the property in the future and Grant responded that there would not. Audience member Carl Meyer asked if the gymnasium would be open to the public and be open 24 hours per day. Grant responded that it was intended for youth and as a basketball facility for the Church. FITCHETT's **MOTION** to approve minor deviations of MUP passed. **VOTE 10-0-0.**

6. NEW BUSINESS

a. Draft Implementation Plan for the County's General Plan Update. Document contains extensive mandates for zoning and regulation changes intended to implement the updated County General Plan after it is approved. For copies of the document and any additional information, contact the County Dept. of Planning & Land Use: Devon Muto at 858-694-3016 or Eric Lardy at 858-694-2457.

PHILLIPS introduced the document. He expressed shock at the Plan. He distributed his comments and discussed. FITCHETT **moves** to forward comments concerning Draft Implementation Plan for the County's General Plan Update to the County. (REITH seconds). **VOTE 10-0-0.**

b. Draft Environmental Impact Report (EIR Summary) for the County's General Plan Update. Document contains proposed General Plan Update Policies and Mitigation Measures. For Copies of the document and any additional information, contact the County Dept. of Planning & Land Use: Devon Muto 858-694-3016 or Eric Lardy 858-694-2457.

PHILLIPS introduced item wondering how they will mitigate the impacts. Discussed the "1/3 mile zone around mining operation zone" and the implications. FITCHETT **moves** to forward comments concerning Draft Environmental Impact Report (EIR Summary) for the County's General Plan Update to the County. (WOLLITZ seconds). **VOTE 10-0-0.** PHILLIPS stated that the Casa De Oro area will be at risk by the implementation of these policies and measures.

c. POD08-018: Zoning Ordinance amendment to revise Definitions, Animal Regulations, Use Regulations, Setback Regulations, Temporary Use Regulations, and various procedures. POD08-018 can be viewed at the following website address <http://www.sdcountry.ca.gov/dplu/ordamend.html> or by contacting Heather Steven at 858-495-5802.

PHILLIPS introduced the amendment and had no problems with it. FITCHETT recommends that we "not respond" to the County concerning this amendment therefore no vote and no action were taken.

d. Add Policy #16 to LAND USE, RESIDENTIAL section of the Valle de Oro Community Plan: Zoning in the Valle de Oro Community Plan area shall include specification of the minimum net lot area indicated by the adopted San Diego County General Plan Land Use designation (Examples: 1du/2 acres indicates 2 acre minimum net lot area; 4.3 du/acre indicates 10,000 sq. ft. minimum net lot area). No exceptions to such minimum lot areas shall be allowed except for projects conforming to Policies 13 and 14.

PHILLIPS proposed that we add Policy #16 to LAND USE, RESIDENTIAL section of the Valle de Oro Community Plan. REITH **moves** to add Policy #16 to LAND USE, RESIDENTIAL section of the Valle de Oro Community Plan. (MANNING seconds). **VOTE 10-0-0.**

7. UNFINISHED BUSINESS - None

8. CHAIRMAN'S REPORT - PHILLIPS distributed Density Bonus Ordinance (POD 08-002) for Group review.

9. ADJOURNMENT: 8:15 PM

Submitted by: Jösan Feathers